



GIBBINS RICHARDS 

12 Ashton Court, Pembroke Close, Taunton TA1 4LX

£180,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed top floor flat located in the highly sought after residential area of Galmington. The well presented accommodation consists of; entrance hall, bathroom, sitting/dining room, kitchen and two double bedrooms. Externally the property benefits from a balcony, garage in a nearby rank and communal residents parking. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: E / Council Tax Band: B

This purpose built top floor flat is in excellent order throughout and benefits from a balcony and southerly views over Queens college playing fields. The property is conveniently located with a short walk of the local shopping parade, which includes Tesco express, a bakery and a medical centre. The town centre is served by a frequent nearby bus service.

TOP FLOOR FLAT
TWO DOUBLE BEDROOMS
SINGLE GARAGE
COMMUNAL RESIDENTS PARKING
COMMUNAL GARDENS
BALCONY
CLOSE TO AMENITIES
GARAGE IN NEARBY RANK
NO ONWARD CHAIN



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Entrance Hall	8' 0" x 2' 11" (2.44m x 0.89m) Storage cupboard.
Bathroom	7' 11" x 5' 0" (2.41m x 1.52m)
Sitting/Dining Room	17' 0" x 12' 0" (5.18m x 3.65m) Doors opening to the balcony.
Kitchen	9' 0" x 7' 10" (2.74m x 2.39m) Built-in fridge, cooker, hob and extractor hood. Airing cupboard containing the hot water tank.
Bedroom 1	10' 0" x 10' 0" (3.05m x 3.05m) Built-in wardrobes.
Bedroom 2	10' 0" x 7' 0" (3.05m x 2.13m) Built-in wardrobes.
Outside	Communal gardens, garage and residents parking.
Tenure and Outgoings	The property is leasehold and has 949 years remaining on the lease. The ground rent is £40 per annum (as stated on land registry) and the current service charge is £1,200 per annum.



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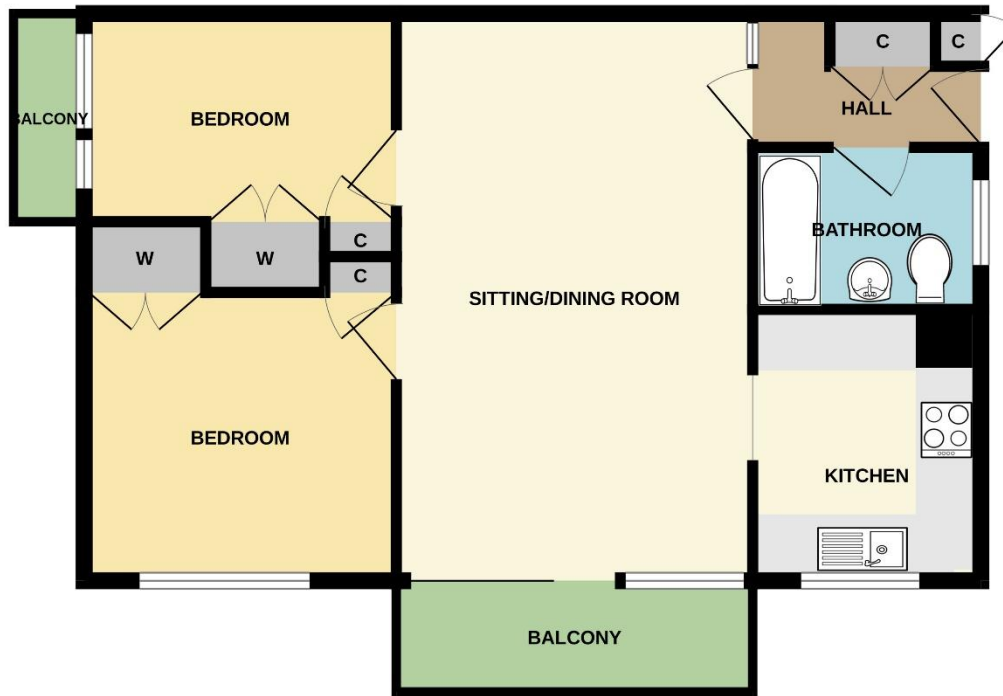


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SECOND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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